

PROPERTY LOCATION

No	Alt No	Direction/Street/City
43		WINCHESTER RD, ARLINGTON

OWNERSHIP

Owner 1:	TERRY WILLIAM J III			
Owner 2:				
Owner 3:				
Street 1:	43 WINCHESTER RD			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	KELLEHER ROSEMARY T/TRUSTEE -		
Owner 2:	KREMT REALTY TRUST -		
Street 1:	43 WINCHESTER RD		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .285 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Brick Exterior and 3093 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.28535	Total SF/SM:	12430	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	555,028	Spl Credit	Total:	555,000
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Residential

CARD

ARLINGTON

APPRAISED:

USE VALUE:

ASSESSED:

Total Card /

Total Parcel

1,151,400

1,151,400

1,151,400



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	63576
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	BS	Barbara S
6/18/2009	Measured	189	PATRIOT
11/8/1999	Mailer Sent		
10/18/1999	Measured	264	PATRIOT
8/16/1994		JK	

Sign: _____ VERIFICATION OF VISIT NOT DATA __/__/__

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	12430.000	596,400		555,000	1,151,400		63576
							GIS Ref
							GIS Ref
Total Card	0.285	596,400		555,000	1,151,400	Entered Lot Size	
Total Parcel	0.285	596,400		555,000	1,151,400	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		372.26	/Parcel: 372.26	Land Unit Type:	Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	596,400	0	12,430.	555,000	1,151,400		Year end	12/23/2021
2021	101	FV	578,400	0	12,430.	555,000	1,133,400		Year End Roll	12/10/2020
2020	101	FV	578,100	0	12,430.	555,000	1,133,100	1,133,100	Year End Roll	12/18/2019
2019	101	FV	424,800	0	12,430.	555,000	979,800	979,800	Year End Roll	1/3/2019
2018	101	FV	424,800	0	12,430.	475,700	900,500	900,500	Year End Roll	12/20/2017
2017	101	FV	424,800	0	12,430.	444,000	868,800	868,800	Year End Roll	1/3/2017
2016	101	FV	424,800	0	12,430.	380,600	805,400	805,400	Year End	1/4/2016
2015	101	FV	414,400	0	12,430.	340,900	755,300	755,300	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

More: N Total Yard Items: Total Special Features: Total: